



## WAREHOUSE WITH FENCED PARKING

AVAILABLE: **22,340 SF**

LEASE RATE: **\$13.00/SF NNN**

ESTIMATED NNN: **\$5.33/SF**

### FEATURES:

- Fenced parking included – rare for the area
- Heavy power – former fabrication shop
- Fully fire sprinkled
- Well-located in the Oakridge Business Park
- Many nearby amenities, including retail, restaurants, and hotels

### BUILDING DETAILS:

Clear Height: **13' sidewall, 14.5' - 16' at roof peak**

Drive-in Doors: **3 (1 - 10' x 10', 2 - 10' x 12')**

Dock Doors: **2 - 10' x 12'**

Power: **400 amp 3-phase 480v**

Fire Sprinkler: **Fully wet sprinkled**

Column Spacing: **30' x 48'**

Heating: **4 gas unit heaters**

Office: **Approximately 500 sf**

Exhaust Fans: **Multiple roof penetrations for exhaust fans. Currently capped and sealed**



# SITE PLAN

4800 INNOVATION DRIVE • FORT COLLINS, CO 80525



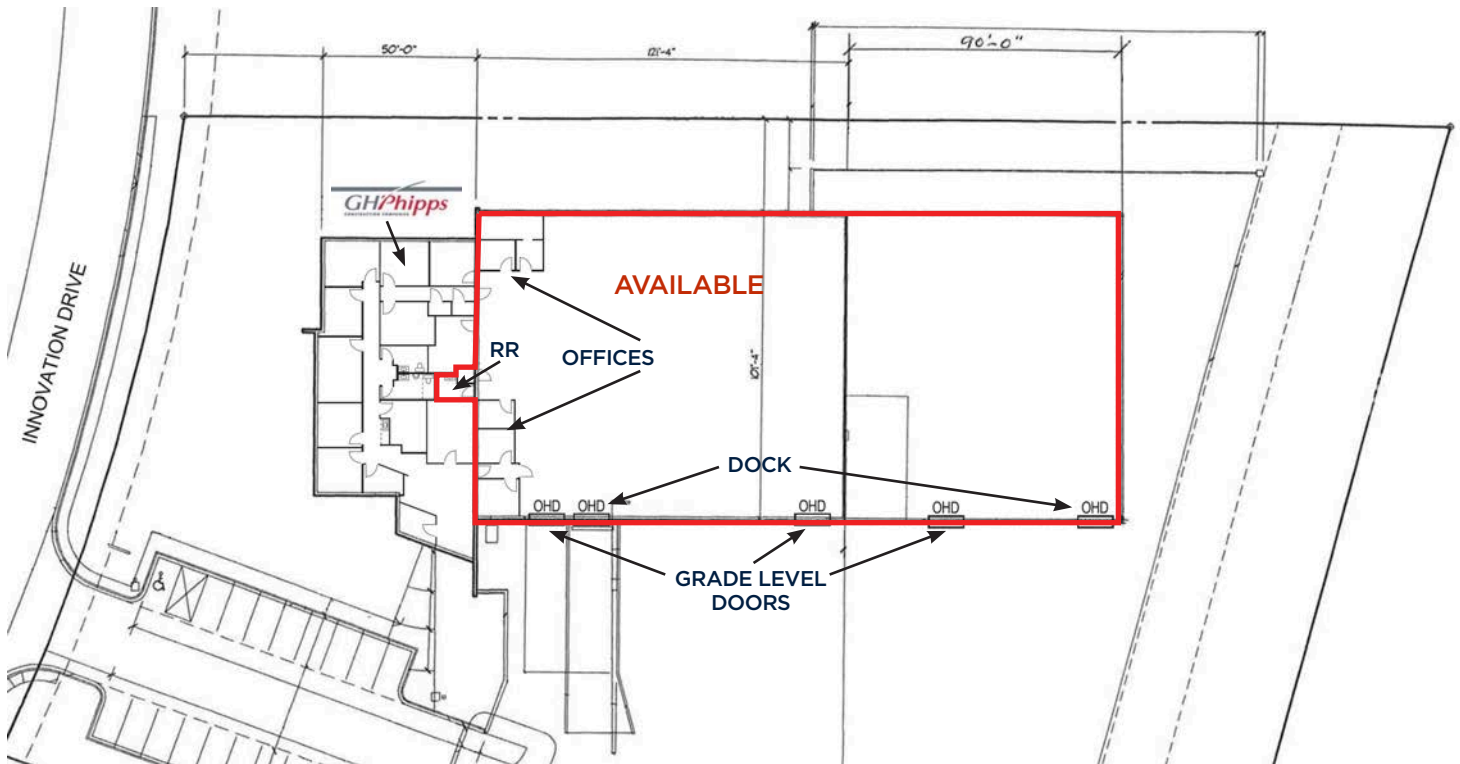
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**Gage Osthoff** Managing Broker / Partner  
970.396.5166  
[gosthoff@realtecgreeley.com](mailto:gosthoff@realtecgreeley.com)



# FLOOR PLAN

4800 INNOVATION DRIVE • FORT COLLINS, CO 80525



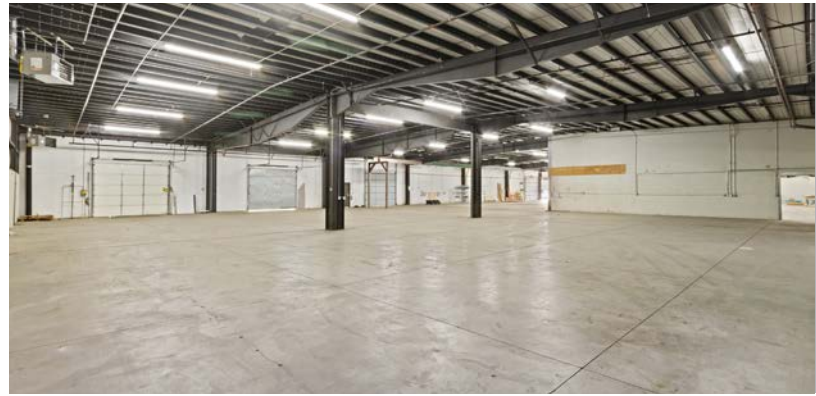
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## FEATURED SITE

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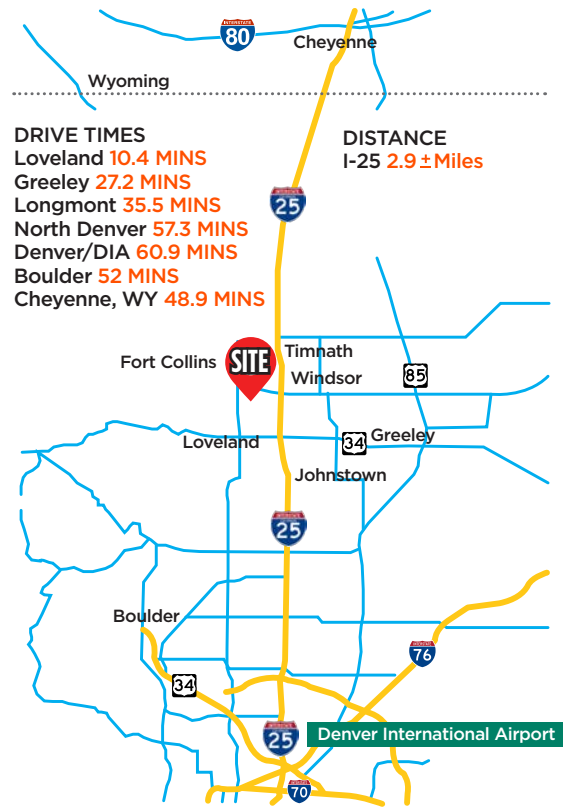


# LOCATION

4800 INNOVATION DRIVE • FORT COLLINS, CO 80525

## PRIME LOCATION IN SOUTH FORT COLLINS:

- Quick access to Interstate 25 and Highway 287 via Harmony Road
- Close proximity to an abundance of retailers, restaurants, employers, health care providers and other services
- Located within the Oakridge Business Park, a high-quality mixed use development in the heart of Fort Collins.
- Central location to easily access all parts of Fort Collins and neighboring northern Colorado communities



### Fort Collins

712 Whaler's Way, Bld. B, Suite 300  
Fort Collins, CO 80525  
970.229.9900

### Loveland

200 E. 7th Street, Suite 418  
Loveland, CO 80537  
970.593.9900

### Greeley

1711 61st Avenue, Suite 104  
Greeley, CO 80634  
970.346.9900

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